

## 2.5 R-4: Medium Density Residential District

Intent - The R-4: Medium Density Residential *Districts* are established to promote and maintain the development of *Single-Family Dwellings* and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The R-4 *District* is designed and intended for use primarily in the "Town Center Neighborhoods" as designated in The Town of Plainfield, IN, Town Center Plan. The use of the R-4 *District* outside of the "Town Center Neighborhoods" shall be justified in the larger context of the compatibility with *Comprehensive Plan* and surrounding development. The *Development Standards* and range of *Permitted Uses* in this *District* provides housing opportunities with a density of approximately 4.0 to 5.0 *Dwelling Units* per gross acre.

### A. *Permitted Uses.*

1. *Primary Uses*
  - a. One (1) *Single Family Dwelling*
  - b. *Residential Facility for the Developmentally Disabled*
  - c. *Residential Facility for the Mentally Ill*
  - d. *Child Care Home* (that is used as the primary residence of the person who operates the *Child Care Home*)
2. *Special Exception Uses*

<p><u>Communication/Utilities</u> Telephone Exchange Public Utility Substation Public Wells Sewage Treatment Plant Water Treatment Plant</p> <p><u>Educational Use</u> School - Public or Private Kindergarten <i>Child Care Center</i> Public Library</p> <p><u>Governmental Use</u> Fire Station Municipal / State Maintenance Facility Police Station</p>	<p><u>Public Facilities</u> Community Center Public Park <i>Religious Use</i></p> <p><u>Miscellaneous</u> <i>Artificial Lake</i> <i>Tourist Home / Bed &amp; Breakfast</i></p> <p><u>Recreation</u> Country Club or Golf Course Private or Public Swimming Pool</p> <p><u>Residential</u> <i>Assisted Living Facility</i></p>
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3. *Accessory Uses* - See Article IV.
4. *Home Occupations* - See Article IV.
5. *Temporary Uses* - See Article IV.

### B. *Development Standards.*

1. Minimum *Lot Area* - 6,000 square feet  
Attachment to public or semi-public water and sanitary sewer facilities shall be mandatory for development in this *District*.
2. Minimum *Lot Width* - 60 feet.
3. Minimum *Lot Frontage* - 25 feet on a *Public Street* and gain direct *Access* from said *Public Street* or an abutting *Alley*.
4. Maximum *Lot Coverage* – 40 percent.

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5. Minimum Yards and Building Setbacks
  - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street:</i>	80'
<i>Primary Arterial Street:</i>	60'
<i>Secondary Arterial Street:</i>	40'
<i>Collector Street:</i>	30'
<i>Local Street / Cul-de-sac Street:</i>	30'
  - b. Side - a minimum *Side Yard* of 6 feet shall be provided along all *Side Lot Lines*.
  - c. Aggregate Side - a minimum *Aggregate Side Yard* of 12 feet shall be provided on all *Lots*.
  - d. Rear - a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
    - (1) *Primary Building* – 20'
    - (2) *Accessory Building* – 5'
6. *Maximum Building Height* -
  - a. *Primary Building* – 35'
  - b. *Accessory Building* – 25'
7. *Minimum Main Floor Area* - The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
  - a. *One-story Building* – 1,200 square feet.
  - b. *Two or more story Building* - 900 square feet, provided, that the total *Finished Floor Area* shall be at least 1,200 square feet.
8. *Off-Street Parking* - each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.
9. *Signs* - See Article VII.